

# **Board of County Commissioners**

## **Division of Planning & Development**

### **Development Review**

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### **Development Review Committee Meeting** **June 4, 2007**

#### **Members Present-**

Robbie Rogers-Director/Chairperson, Brad Cornelius-Planning Manager, Aimee Webb-Development Coordinator/Vice Chairperson, Keith Hunter-Environmental Health Director, Mike Springstead-Springstead Engineering, Barry Ginn-Barrineau Ginn and Associates, Inc., Gary Rusu-Chief Building Inspector, Lee Hawkins-Attorney, Karen Parker-Secretary, and Bill Stevens-Engineering Manager for Public Works.

The meeting convened at 2:00 p.m.

#### **Approval of Minutes-**

Mr. Cornelius made a motion to approve the minutes from May 21, 2007. Mrs. Webb seconded the motion, and the motion carried.

*Mr. Ginn joined the Committee as County Engineer for the non-Villages project.*

#### **Old Business:**

**Bach Lake Panasoffkee Site – Medium Development – Conceptual & Engineering Review**  
**Property location: 1515 C-470 – located on the corner of CR 464 & C-470 – Lake Panasoffkee**

Mrs. Rogers announced the representative was not present for this project.

The Committee agreed to move the Bach Lake Panasoffkee Site project until the end of the meeting to allow the applicant's engineer time to arrive.

*Mr. Ginn excused himself from the meeting.*

*Mr. Springstead joined the Committee as County Engineer for the Villages projects.*

#### **New Business:**

**TV – Buffalo Ridge Omni 2/Bonefish – Major Development – Preliminary & Engineering Review**

**Property location: The Villages/Buffalo Ridge – located on the north side of C-466 & directly abutting CVS Pharmacy on the west side**

Chris Germana, Kimley-Horn and Associates, Inc., requested to delay the project to allow time for his client to arrive.

Mr. Cornelius made a motion to take a 5 minute recess to allow the projects representatives time to arrive. Mr. Stevens seconded the motion, and the motion carried.

The meeting reconvened at 2:10 p.m.

**VOS – Kenya Villas – Major Development – Final Plat Review**

**Property location: Villages of Sumter District 7 – located south of Unit 136 and west of Morse Boulevard**

Kelle Boyer and Kelly Whited, Farner Barley and Associates, Inc., were present and requested final plat approval to develop a 62-lot/7-tract subdivision. Mrs. Boyer stated all comments were received and will be addressed. Mrs. Webb, Mr. Cornelius, Mr. Rusu, Mr. Hawkins, Mr. Hunter, Mr. Springstead, and Mr. Stevens had no comments. Mrs. Parker stated she will forward any comments received from Villages Public Safety upon receipt.

Mrs. Webb moved to approve the final plat subject to all comments being addressed on the revised mylar and subject to any comments received from Villages Public Safety. Mr. Cornelius seconded the motion, and the motion carried.

**VOS – Unit 136 – Major Development – Final Plat Review**

**Property location: Villages of Sumter District 7 – located on the southeast corner of Bonita Boulevard and Canal Street**

Kelle Boyer and Kelly Whited, Farner Barley and Associates, Inc., were present and requested final plat approval to develop a 246-lot/4-tract subdivision. Mrs. Boyer stated all comments were received and will be addressed. Mrs. Webb, Mr. Cornelius, Mr. Rusu, Mr. Hunter, Mr. Springstead, and Mr. Stevens had no comments. Mr. Hawkins inquired about the comment concerning the less and except portion of the legal description made by Owens Surveying & Mapping. Mrs. Boyer stated she has spoken to Lois Owens, Owens Surveying & Mapping, concerning the above noted comment. Mrs. Rogers requested Mrs. Owens provide a documented copy of that conversation. Mrs. Parker stated she will forward any comments received from Villages Public Safety upon receipt.

Mrs. Webb moved to approve the final plat subject to all comments being addressed on the revised mylar and subject to any comments received from Villages Public Safety. Mr. Stevens seconded the motion, and the motion carried.

**TV – Buffalo Ridge Omni 2/Bonefish – Major Development – Preliminary & Engineering Review**

**Property location: The Villages/Buffalo Ridge – located on the north side of C-466 & directly abutting CVS Pharmacy on the west side**

Chris Germana, Kimley-Horn and Associates, Inc., was present and requested preliminary and engineering approval to construct a 12,000 square foot Omni Building and a 5,580 square foot restaurant. Mrs. Webb's comments consisted of referencing the most recent Construction Details Manual date, including the following on the site plan: road names, surrounding land uses and zonings, square footage of Bonefish Grill, proposed number of seats/employees and business hours, and a detail of the existing SE/ly driveway connection, providing a legal description and authorization to construct outside the property boundaries, providing a 35' incoming driveway turning radius, correcting the parking calculations, labeling the setback lines, explaining the Point of Beginning in the NW corner of the site plan, providing a signed and sealed boundary survey, correcting the call in line 11 of the legal description on the boundary survey, correcting the calls and dimensions on the site plan for consistency with the legal description on the boundary survey, correcting the owner/developer's address on the cover sheet, including the stop sign and stop bar

in the SE corner of the site plan within the limits of construction, labeling all stop signs/stop bars or providing a legend, and indicating the loading/unloading areas will not be utilized during public business hours. Mr. Cornelius, Mr. Rusu, Mr. Hawkins, Mr. Hunter, and Mr. Stevens had no comments. Engineering comments consisted of referencing the latest edition of the Construction Details Manual, reviewing the grades that indicate a drop curb situation on the east side sidewalk of Bonefish Grill, indicating if sidewalks are proposed to the south entrance doors at Omni 2, providing a handicap ramp into the building, labeling the north ramps as loading ramps or regrade cross slopes to comply with the American Disability Act, showing the existing contours as background on Sheet 5, adding elevations to the sanitary sewer cleanouts, providing a 35' incoming radius and 25' outgoing radius, providing a cross access easement and an easement to construct on adjacent property, matching the stormwater calculations inlet report and the construction plans, and providing all required regulatory agency permits. Mrs. Webb stated she will forward any comments received from Villages Public Safety upon receipt.

Kevin Garden, Bonefish representative, arrived during the above discussion.

Mrs. Webb moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans and subject to any comments received from Villages Public Safety. Mr. Cornelius seconded the motion, and the motion carried.

*Mr. Springstead excused himself from the meeting.*

*Mr. Ginn joined the Committee as County Engineer for the non-Villages project.*

**Old Business:**

**Bach – Lake Panasoffkee Site – Medium Development – Conceptual & Engineering Review  
Property location: 1515 C-470 – located on the corner of CR 464 & C-470 – Lake  
Panasoffkee**

Mr. Cornelius made a motion to remove the Bach Lake Panasoffkee Site project from the table. Mrs. Webb seconded the motion, and the motion carried.

Garry Bach, owner, David Springstead, Springstead Engineering, and Chris Carver, Carver Law Group, were present and requested conceptual and engineering approval to construct paved parking/storage area and water retention area. Mr. Cornelius explained to the Committee this project had been tabled due to driveway issues and noted Mr. David Springstead has provided a set of revised plans with three (3) options. Mr. David Springstead explained the options as follows: Scenario 1: utilizing the existing driveway on CR 464 and C-470, Scenario 2: removing the existing driveway on C-470 and moving the driveway on CR 464 to the east, and Scenario 3: transforming the existing driveway on C-470 to a right in/right out driveway and using the existing driveway on CR 464. Mr. Cornelius stated Planning recommends Scenario 3. Mr. Hunter stated the existing drainfield is located behind the building, which will not hinder relocating the existing driveway on CR 464 to the east. Engineering comments consisted of approving Scenario 2 and revising the drainage calculations to utilize a peaking factor of 323 or higher. Public Works' comments consisted of approving Scenario 2 and requesting an 80' reservation line for future right of way be shown on the plans. Mr. Bach inquired as to whom is responsible for cleaning out the ditch along the roadway, in which Mr. Stevens replied the developer would assume that responsibility. Mr. David Springstead inquired whether the Committee would be agreeable to allowing the driveway on C-470 to remain, provided it is a right out only. Public Works and Mr. Ginn determined that would be an acceptable alternative, rather than eliminating the driveway permanently. Mrs. Webb's comment consisted of providing a "Do Not Enter" sign at the right turn only located on C-470.

Mr. Cornelius made a motion to approve the revised Conceptual/Engineering plans dated May 25, 2007, Scenario #3 with the following revisions: C-470 driveway limit to a right turn exit only with a directional improvement on the applicant's property and use the CR 464 driveway location from Scenario 2. Mr. Stevens seconded the motion, and the motion carried.

Mr. Stevens moved to adjourn. Mrs. Webb seconded the motion, and the motion carried.

Meeting adjourned at 2:50 p.m.

The next meeting is scheduled for June 11, 2007.